



**To Let**

**Rents from £15,500  
per annum**

Plot G, Helston Business Park, Clodgy Lane,  
Helston, Cornwall TR13 8FZ

1,098 - 12,422 Sq Ft  
(102 - 1,154 Sq M)

# Summary

- Units from 102 sq m (1,098 sq ft)
- Available late Spring 2024
- Expressions of interest sought from occupiers
- Readily accessible new estate on the outskirts of Helston
- Nearby occupiers include Howdens, Screwfix, Forms Plus and Bradfords Builders Merchants

## Location:

The development is readily accessed off the Helston bypass adjacent to The May Tree Premier Inn and Hotel. Helston is a popular and growing market town in close proximity to the south coast. The town has a resident population in the region of 11,500 in addition to serving a wide catchment area including the Lizard Peninsula and the Royal Naval Air Station at Culdrose.

Phase 1 and 2 of development have been completed and have seen Screwfix, Formsplus, Bradfords Building Merchants, Toolstation and Howdens Joinery taking premises.

## Description:

Plot G will consist of units from 102 sq m (1,098 sq ft) which could be combined to suit the needs of tenants. Units will be completed to a shell and core unless further internal fit out works are agreed separately.

## Accommodation:

Phase 3 of the development comprises 11 units in total and will include a block of approximately 510 sq m (5,490 sq ft) and another block of approximately 644sq m (6,932 sq ft) with associated turning, parking and turning for HGV's. Sizes and images are indicative and may be liable to change as plans are finalised.

Plot G	sq m	sq ft	Rent
Unit 1	102	1,098	£15,500
Unit 2	102	1,098	£15,500
Unit 3	102	1,098	£15,500
Unit 4	102	1,098	£15,500
Unit 5	102	1,098	£15,500
sub	510	5490	
Unit 6	102	1098	£15,500
Unit 7	118	1270	£17,950
Unit 8	118	1270	£17,950
Unit 9	102	1098	£15,500
Unit 10	102	1098	£15,500
sub	644	6,392	
Total GIA	1,154	12,422	

## Service charge:

There will be a service charge in place for the upkeep of the estate and landscaping. Further details will be available on request.

## Services:

It is understood that mains electricity, water and drainage will be connected to the properties. Solar panels will be installed and each unit will benefit from power generated from the panels.

## EPC / MEES:

To be assessed on completion.

## Planning:

Planning permission has been applied for and further details will be made available in due course.

## Business rates:

To be assessed on completion.

## Terms:

New leases are available for these units with a minimum term of 10 years.

## Legal fees:

Each party to pay their own legal fees incurred unless expressly agreed otherwise.

## VAT:

VAT will be applicable to the rent and all other outgoings where appropriate.



## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and

should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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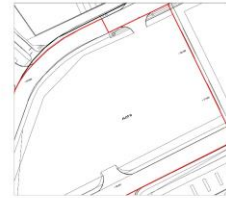
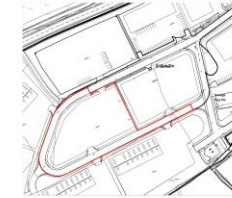
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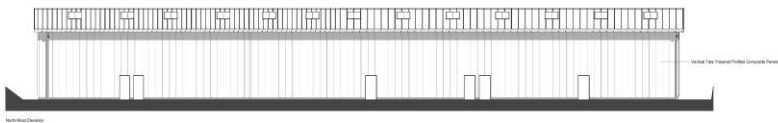
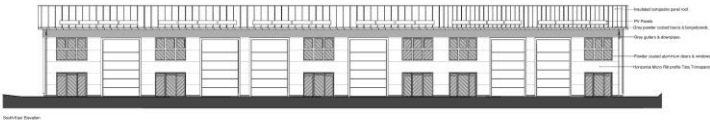
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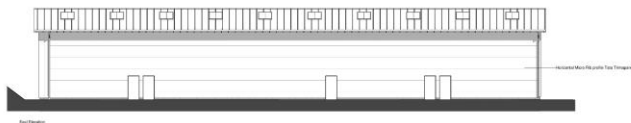
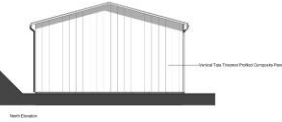
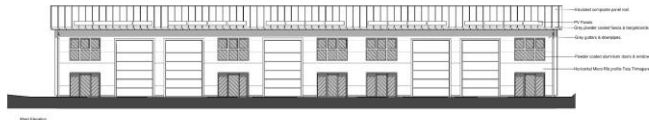
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**1 Elevations - 02**  
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